



LISTING AND SALES SUMMARY
January 2025

MONTHLY SUMMARY	<u>All Homes</u>					<u>Existing Homes</u>					
	Dec 2024	Jan 2025	% +/-	Jan 2024	% +/-	Dec 2024	Jan 2025	% +/-	Jan 2024	% +/-	
SINGLE FAMILY/PATIO HOMES:											
New Listings	707	1,223	73.0	963	27.0	595	1,043	75.3	814	28.1	
Sales	877	696	(20.6)	668	4.2	735	593	(19.3)	577	2.8	
Ave. Sales Price	\$545,969	\$548,541	0.5	\$522,379	5.0	\$536,694	\$543,789	1.3	\$512,667	6.1	
Median Sales Price	\$485,000	\$482,250	(0.6)	\$450,000	7.2	\$474,000	\$470,000	(0.8)	\$440,000	6.8	
Total Active	2,505	2,514	0.4	1,749	43.7	2,003	2,004	0.0	1,275	57.2	
* Months Supply	2.9	3.6		2.6		2.7	3.4		2.2		
CONDO/TOWNHOMES:											
New Listings	116	204	75.9	202	1.0	94	186	97.9	163	14.1	
Sales	111	87	(21.6)	108	(19.4)	82	74	(9.8)	79	(6.3)	
Ave. Sale Price	\$351,532	\$369,817	5.2	\$371,929	(0.6)	\$320,694	\$358,977	11.9	\$336,990	6.5	
Median Sale Price	\$340,000	\$340,000	0.0	\$360,000	(5.6)	\$308,500	\$312,250	1.2	\$315,300	(1.0)	
Total Active	502	505	0.6	333	51.7	439	441	0.5	255	72.9	
* Months Supply	4.5	5.8		3.1		5.4	6.0		3.2		
CUMULATIVE YTD SUMMARY											
	Jan-Jan 2025			Jan-Jan 2024			Jan-Jan 2025		Jan-Jan 2024		
SINGLE FAMILY/PATIO HOMES:											
New Listings	1,223			963			1,043		814		
Sales	696			668			593		577		
Ave. Sales Price	\$548,541			\$522,379			\$543,789		\$512,667		
Volume	\$381,784,536			\$348,949,172			\$322,466,877		\$295,808,859		
CONDO/TOWNHOMES:											
New Listings	204			202			186		163		
Sales	87			108		(19.4)	74		79		(6.3)
Ave. Sales Price	\$369,817			\$371,929		(0.6)	\$358,977		\$336,990		6.5
Volume	\$32,174,079			\$40,168,332		(19.9)	\$26,564,298		\$26,622,210		(0.2)

* Beginning 2025, calculating differences between Months Supply will not be done.

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Active/Sold Listing Analysis January 2025

Active Listings Analysis Current as of 2/3/25

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	17	27	286	450	362	367	133	125	42
Reductions	0	9	120	202	141	123	35	17	5
% With Reduction	0.00%	33.30%	35.60%	39.30%	33.10%	27.50%	22.50%	12.00%	11.90%
Avg Reduction %	0%	6.00%	-5%	2.10%	1.90%	2.40%	2.20%	2.70%	5%
Teller County	6	17	30	21	21	41	13	18	5
Reductions	4	5	7	4	8	13	5	0	3
% With Reduction	33.30%	17.60%	23.30%	19.00%	38.00%	27%	30.70%	0%	20%
Avg Reduction %	8.40%	8.80%	5.10%	2.50%	3.00%	3%	3.30%	0%	2%
All Counties	62	120	414	574	434	491	183	179	59

Sold Listing Analysis - (January 2025)

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	4	17	111	172	108	87	30	28	2
Teller County	0	4	7	10	5	13	3	2	0
All Counties	16	37	136	190	125	116	35	38	3

Sold Listing Analysis - (December 2024)

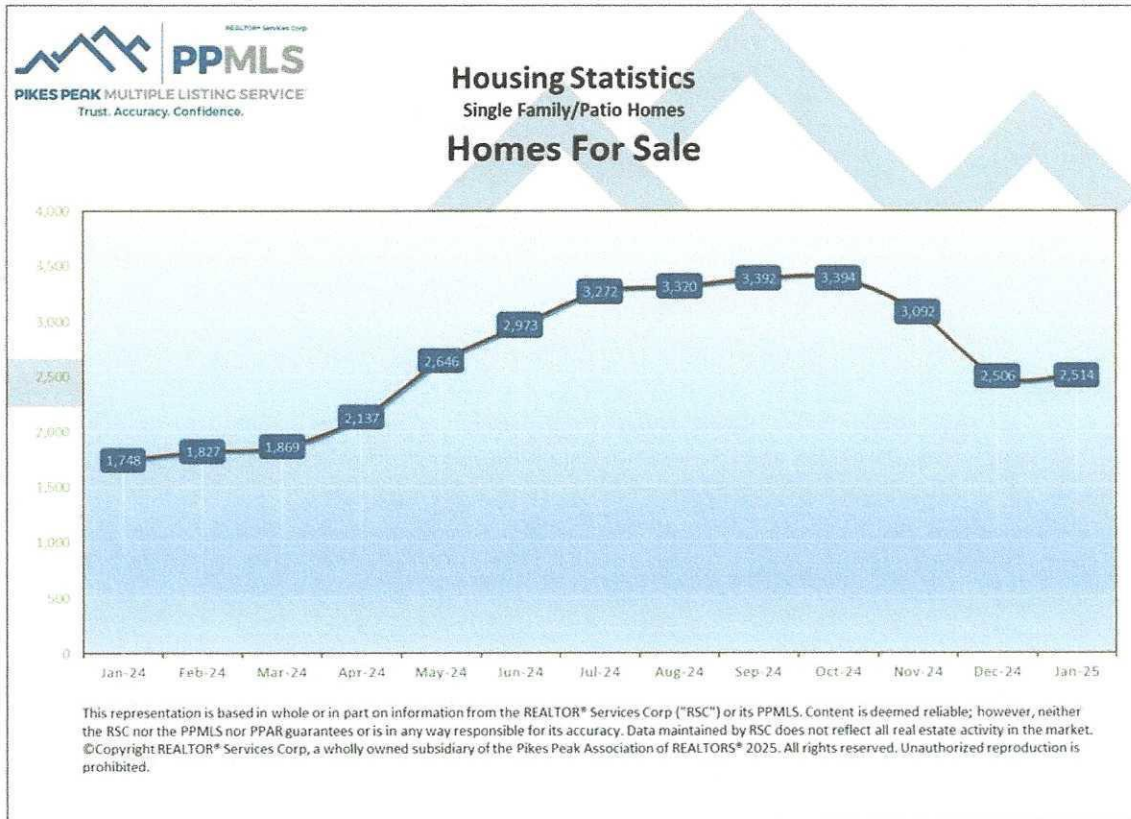
Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	4	20	132	214	142	133	46	33	1
Teller County	1	4	11	10	6	7	1	3	1
All Counties	17	45	166	240	157	156	50	41	4

Sold Listing Analysis - January 2024)

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	3	24	121	189	85	64	29	17	3
Teller County	1	3	7	7	2	6	1	2	0
All Counties	10	46	150	217	94	83	37	26	4

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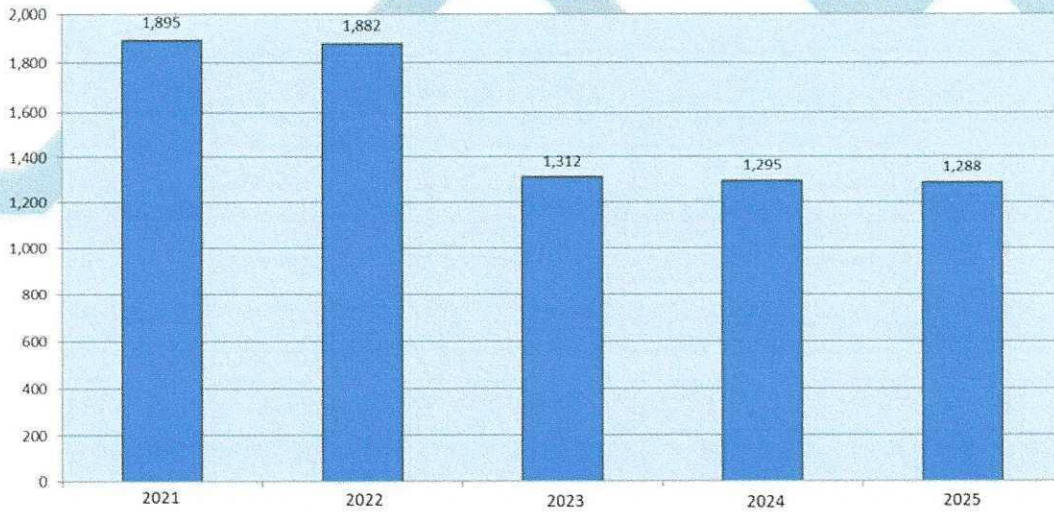
January 2025 Charts



Housing Statistics
 Single Family/Patio Homes

Total Under Contract - January

(Total number of listings in PPMLS that are under contract/pending sale)



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Housing Statistics
 Single Family/Patio Homes

Average Days on Market

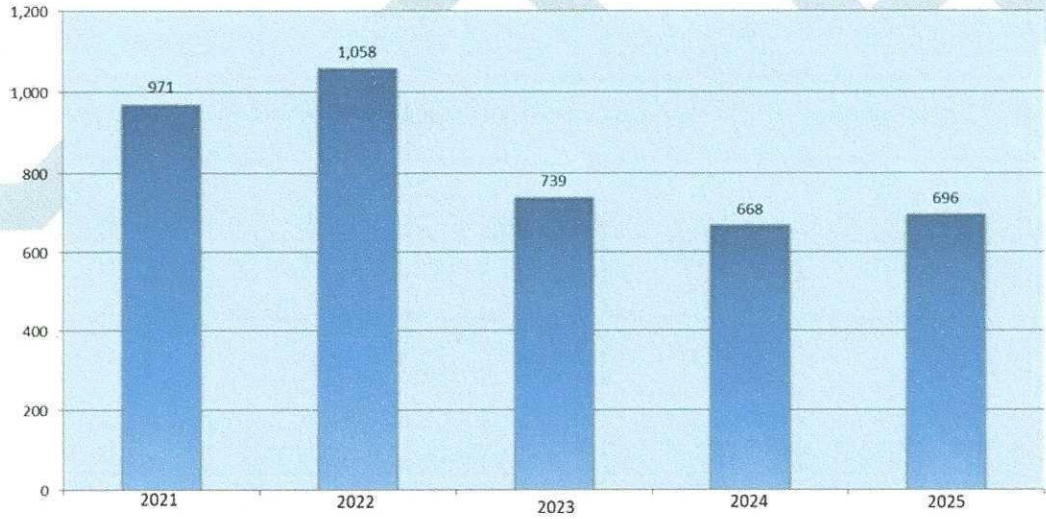


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Housing Statistics

Single Family/Patio Homes

Total Sales YTD - January

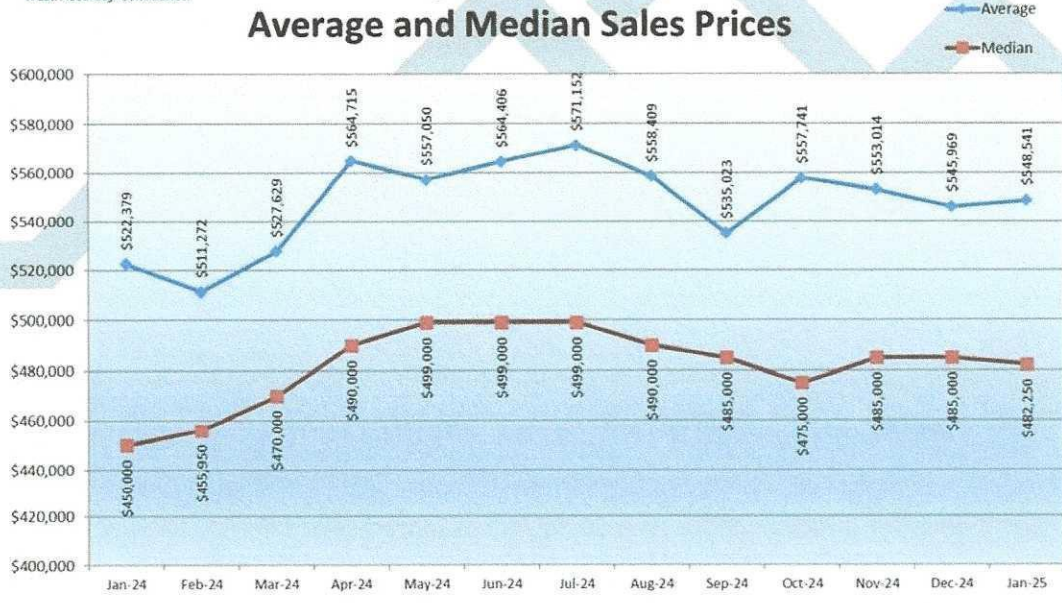


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Housing Statistics

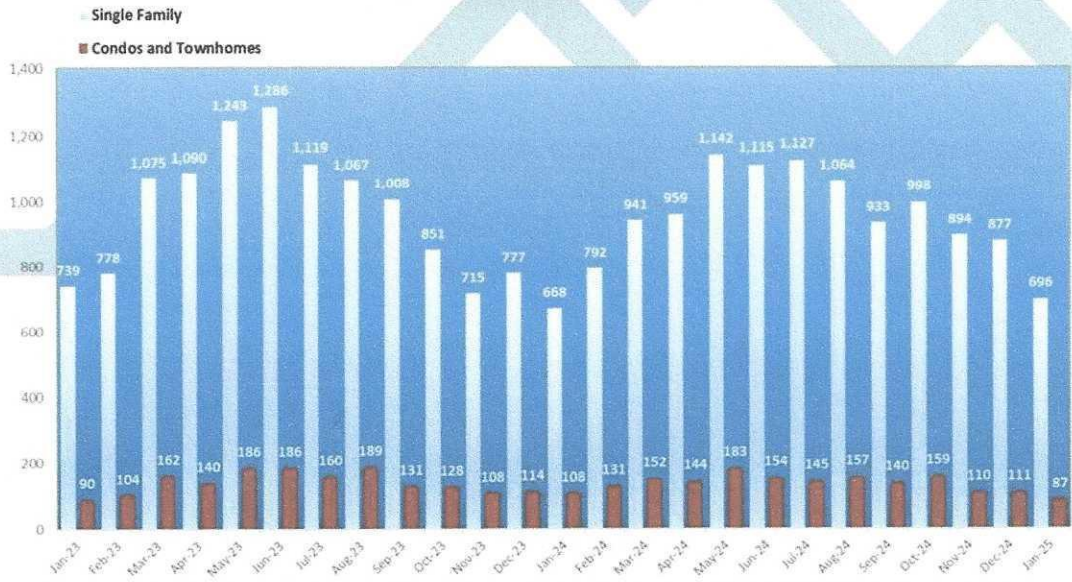
Single Family/Patio Homes

Average and Median Sales Prices



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Housing Statistics Residential Home Sales



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Monthly Listing Activity January 2025

2 pages

Category - Listing	# List Active	% of List	Total Dollar Volume	% of Dollar	Med List Price	Avg List Price	# List New	Med Price	Avg Price New List	BOM	PND	EXP	WTH
SINGLE FAMILY/PATIO	2,514	59.8	1,607,308,745	0	520,000	639,343	1,223	519,391	609,904	241	617	141	79
El Paso County	1,807	43.0	1,179,539,642	0.0	529,888	652,761	968	529,900	619,080	181	507	57	53
Teller County	172	4.1	114,152,253	0.0	558,690	663,675	49	539,900	625,432	25	26	15	8
Adams	4	0.1	2,338,359	0.0	593,499	584,589	2	575,680	575,680	1	2	1	1
Alamosa	2	0.0	1,224,000	0.0	612,000	612,000	1	625,000	625,000	0	0	0	0
Arapahoe	8	0.2	5,596,800	0.0	560,000	699,600	6	672,450	815,800	1	7	2	1
Boulder	1	0.0	1,950,000	0.0	1,950,000	1,950,000	0	0	0	0	0	0	0
Chaffee	4	0.1	2,190,900	0.0	436,500	547,725	1	500,000	500,000	0	0	2	0
Cheyenne	2	0.0	427,750	0.0	213,875	213,875	0	0	0	0	0	0	0
Costilla	2	0.0	975,000	0.0	487,500	487,500	0	0	0	0	0	1	0
Crowley	2	0.0	419,000	0.0	209,500	209,500	2	209,500	209,500	0	0	0	0
Custer	14	0.3	10,011,899	0.0	589,500	715,135	5	1,195,000	1,116,799	0	1	0	2
Denver	1	0.0	1,050,000	0.0	1,050,000	1,050,000	2	660,000	660,000	0	5	2	0
Douglas	63	1.5	73,104,985	0.0	874,900	1,160,396	33	875,000	1,032,260	4	19	7	4
Elbert	35	0.8	32,135,300	0.0	699,900	918,151	9	739,900	866,844	3	6	3	0
Fremont	61	1.4	29,668,374	0.0	425,000	486,366	21	389,900	372,580	2	6	11	0
Huerfano	7	0.2	6,068,800	0.0	415,000	866,971	1	175,000	175,000	0	0	0	0
Jefferson	1	0.0	779,000	0.0	779,000	779,000	0	0	0	0	1	2	0
Larimer	2	0.0	2,185,000	0.0	1,092,500	1,092,500	0	0	0	0	0	0	0
Las Animas	3	0.1	2,364,900	0.0	499,900	788,300	1	499,900	499,900	0	1	0	1
Lincoln	2	0.0	644,000	0.0	322,000	322,000	1	249,000	249,000	1	0	0	0
Otero	12	0.3	2,429,900	0.0	174,950	202,491	3	100,000	154,966	1	1	4	0
Park	41	1.0	31,312,388	0.0	600,000	763,716	7	799,000	885,428	1	3	7	0
Pueblo	263	6.3	104,235,695	0.0	380,000	396,333	110	385,000	399,524	21	31	27	9
Rio Grande	2	0.0	978,000	0.0	489,000	489,000	1	278,000	278,000	0	0	0	0
Saguache	1	0.0	535,000	0.0	535,000	535,000	0	0	0	0	0	0	0
Weld	2	0.0	991,800	0.0	495,900	495,900	0	0	0	0	1	0	0
CONDO/TOWNHOME	505	12.0	178,217,522	0	335,000	352,905	204	347,000	374,391	33	91	41	14
El Paso County	453	10.8	157,894,950	0.0	333,000	348,553	184	338,500	370,152	31	84	39	11
Teller County	16	0.4	6,431,000	0.0	430,500	401,937	6	439,000	404,166	1	1	0	0
Adams	3	0.1	925,000	0.0	265,000	308,333	0	0	0	0	0	0	0
Arapahoe	7	0.2	2,326,500	0.0	335,000	332,357	2	375,000	375,000	0	1	1	0
Chaffee	3	0.1	1,675,000	0.0	600,000	558,333	1	425,000	425,000	0	0	0	0
Denver	5	0.1	2,070,877	0.0	489,000	414,175	4	504,450	442,225	0	2	0	0
Douglas	3	0.1	1,729,900	0.0	619,900	576,633	2	470,000	470,000	0	2	1	1
Fremont	2	0.0	424,900	0.0	212,450	212,450	0	0	0	1	0	0	0
Grand	1	0.0	829,900	0.0	829,900	829,900	0	0	0	0	0	0	0
Jefferson	1	0.0	524,995	0.0	524,995	524,995	2	407,497	407,497	0	0	0	1

Category - Listing	# List Active	% of List	Total Dollar Volume	% of Dollar	Med List Price	Avg List Price	# List New	Med Price	Avg Price New List	BOM	PND	EXP	WTH
Larimer	0	0.0	0	0.0	0	0	1	479,000	479,000	0	1	0	1
Pueblo	10	0.2	2,929,500	0.0	228,900	292,950	1	209,900	209,900	0	0	0	0
Weld	1	0.0	455,000	0.0	455,000	455,000	1	455,000	455,000	0	0	0	0
INCOME	102	2.4	77,192,014	0	577,500	756,784	25	525,000	634,471	7	14	15	6
VACANT LAND	783	18.6	215,551,223	0	144,999	275,288	123	190,000	253,282	20	27	54	3
El Paso County	359	8.5	131,572,424	0.0	220,000	366,497	61	225,000	315,785	10	13	11	1
Teller County	163	3.9	21,811,188	0.0	49,900	133,810	24	38,500	91,187	6	5	11	0
Adams	2	0.0	528,000	0.0	264,000	264,000	0	0	0	0	0	0	0
Alamosa	2	0.0	115,000	0.0	57,500	57,500	0	0	0	0	0	0	0
Chaffee	1	0.0	359,000	0.0	359,000	359,000	0	0	0	0	0	0	0
Clear Creek	4	0.1	387,700	0.0	52,900	96,925	0	0	0	0	0	0	0
Conejos	1	0.0	75,000	0.0	75,000	75,000	0	0	0	0	0	0	0
Costilla	3	0.1	86,900	0.0	35,000	28,966	0	0	0	0	0	0	0
Crowley	3	0.1	224,900	0.0	75,000	74,966	0	0	0	0	0	0	0
Custer	15	0.4	2,263,099	0.0	110,000	150,873	2	107,499	107,499	0	0	13	0
Douglas	23	0.5	6,484,000	0.0	110,000	281,913	2	230,000	230,000	0	0	2	1
Elbert	26	0.6	9,894,415	0.0	222,500	380,554	10	225,000	261,980	0	0	1	0
Fremont	23	0.5	5,167,503	0.0	150,000	224,674	1	239,900	239,900	0	0	0	0
Grand	1	0.0	200,000	0.0	200,000	200,000	0	0	0	0	0	0	0
Huerfano	9	0.2	2,155,900	0.0	85,000	239,544	2	422,500	422,500	0	0	1	0
Jefferson	2	0.0	628,900	0.0	314,450	314,450	0	0	0	0	0	0	0
Las Animas	2	0.0	119,900	0.0	59,950	59,950	0	0	0	0	0	0	0
Lincoln	3	0.1	823,900	0.0	299,900	274,633	0	0	0	0	1	0	0
Otero	1	0.0	554,900	0.0	554,900	554,900	0	0	0	0	0	0	0
Park	65	1.5	22,364,925	0.0	62,000	344,075	14	349,000	351,957	3	4	4	0
Pueblo	73	1.7	9,519,670	0.0	37,999	130,406	6	54,500	63,533	1	4	11	1
Saguache	2	0.0	213,999	0.0	106,999	106,999	1	14,000	14,000	0	0	0	0
FARM AND RANCH	11	0.3	17,579,425	0	1,080,000	1,598,129	1	1,080,000	1,080,000	0	1	0	0
COMMERCIAL	122	2.9	124,006,206	0	675,000	1,016,444	21	495,000	1,047,862	3	5	7	1
BUSINESS OP	0	0.0	0	0	0	0	0	0	0	0	0	0	0
RENTALS	170	4.0	383,836	0	2,222	2,257	109	2,200	2,343	5	0	18	15
El Paso County	158	3.8	357,736	0.0	2,222	2,264	104	2,200	2,364	4	0	17	14
Teller County	8	0.2	15,005	0.0	1,780	1,875	3	1,730	1,485	1	0	0	1
Douglas	1	0.0	3,000	0.0	3,000	3,000	1	3,300	3,300	0	0	0	0
Elbert	1	0.0	1,800	0.0	1,800	1,800	1	1,800	1,800	0	0	0	0
Fremont	1	0.0	2,595	0.0	2,595	2,595	0	0	0	0	0	0	0
Jefferson	1	0.0	3,700	0.0	3,700	3,700	0	0	0	0	0	0	0
Pueblo	0	0.0	0	0.0	0	0	0	0	0	0	0	1	0
Total	4,207	100.0	2,220,238,971	100	435,000	527,748	1,706	460,000	523,238	309	755	276	118

Monthly Sales Activity January 2025

1 page

Category - Listing	# List Sold	% of List	Total Dollar Volume	% of Dollar	Med Sale Price	Avg Sale Price	Med List Price	SP/LP	Avg DOM
SINGLE FAMILY/PATIO	696	82.9	381,785,201	89.3	482,250	548,541	489,945	98.6	68.0
El Paso County	559	66.5	306,560,338	71.7	484,000	548,408	490,000	98.7	65.0
Teller County	44	5.2	24,640,115	5.8	518,950	560,002	537,000	98.9	77.0
Chaffee	1	0.1	233,000	0.1	233,000	233,000	228,012	102.2	125.0
Custer	2	0.2	1,297,000	0.3	648,500	648,500	672,000	97.1	186.0
Denver	1	0.1	675,000	0.2	675,000	675,000	750,000	90.0	259.0
Douglas	23	2.7	21,873,380	5.1	645,000	951,016	645,200	98.3	74.0
Elbert	3	0.4	4,047,500	0.9	1,595,000	1,349,166	1,595,000	99.0	101.0
Fremont	15	1.8	4,860,668	1.1	300,000	324,044	309,000	98.8	69.0
Jefferson	2	0.2	1,592,000	0.4	796,000	796,000	792,500	100.7	6.0
Las Animas	1	0.1	85,000	0.0	85,000	85,000	85,000	100.0	39.0
Lincoln	1	0.1	150,000	0.0	150,000	150,000	169,000	88.8	37.0
Otero	1	0.1	340,000	0.1	340,000	340,000	387,000	87.9	175.0
Park	4	0.5	2,460,000	0.6	550,000	615,000	592,500	94.5	112.0
Pueblo	39	4.6	12,971,200	3.0	315,000	332,594	324,900	97.7	68.0
CONDO/TOWNHOME	87	10.4	32,174,087	7.5	340,000	369,817	339,000	98.1	69.0
El Paso County	81	9.6	29,764,087	7.0	336,500	367,457	335,000	98.0	71.0
Adams	1	0.1	355,000	0.1	355,000	355,000	355,000	100.0	5.0
Arapahoe	1	0.1	243,000	0.1	243,000	243,000	240,000	101.3	32.0
Denver	2	0.2	845,000	0.2	422,500	422,500	434,950	96.3	70.0
Douglas	2	0.2	967,000	0.2	483,500	483,500	481,000	100.5	47.0
INCOME	10	1.2	5,074,000	1.2	446,500	507,400	474,000	95.7	54.0
VACANT LAND	43	5.1	7,653,879	1.8	85,000	177,997	100,000	90.9	118.0
El Paso County	13	1.5	2,501,859	0.6	200,000	192,450	210,000	91.1	131.0
Teller County	11	1.3	729,500	0.2	37,500	66,318	40,000	95.2	93.0
Douglas	1	0.1	2,425,000	0.6	2,425,000	2,425,000	2,500,000	97.0	17.0
Elbert	1	0.1	225,000	0.1	225,000	225,000	225,000	100.0	8.0
Fremont	4	0.5	426,020	0.1	90,950	106,505	97,400	88.7	116.0
Huerfano	1	0.1	75,000	0.0	75,000	75,000	84,900	88.3	422.0
Lincoln	2	0.2	667,000	0.2	333,500	333,500	428,400	80.4	171.0
Park	5	0.6	363,000	0.1	70,000	72,600	86,000	89.0	92.0
Pueblo	5	0.6	241,500	0.1	40,000	48,300	40,000	86.2	129.0
FARM AND RANCH	0	0.0	0	0.0	0	0	0	0.0	0.0
COMMERCIAL	4	0.5	716,800	0.2	175,950	179,200	180,000	98.9	170.0
BUSINESS OP	0	0.0	0	0.0	0	0	0	0.0	0.0
Total	840	100.0	427,403,967	100.0	449,999	508,814	450,000	98.1	71